

**District V Advisory Board Minutes**  
**February 4, 2002**  
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The District V Advisory Board meeting was held at 7:00 p.m. at the Auburn Hills Golf Course Clubhouse at 443 S. 135<sup>th</sup> Street West. In attendance were the District V City Council Member, nine (9) District Advisory Board Members including three (3) youth members, twelve (12) City staff, and approximately thirty citizens in attendance.

**Members Present**

Bob Sorenson  
Maurice Ediger  
Brendon Groves  
Bob Bulman  
Sean Cash  
David Dennis  
Amy Garcia  
Margarita Farelle-Hunt  
Fran Hoggatt  
Teresa Schmidt  
Debbie Scrafford  
Christina Kostelecky  
Council Member Bob Martz

**Members Absent**

David Almes  
Andy Johnson

**Staff**

Mike Lindebak, Public Works  
Dana Brown, City Manager's Office

**ORDER OF BUSINESS**

**Call to Order**

**Council Member Martz** called the meeting to order at 7:05 p.m. explaining the purpose of the District V Advisory Board as community advisors to the District V City Council Member. He further explained that although he chairs the Board meetings, the actions taken by the Board do not include a vote by him, even in the case of a tie. He stated that his opportunity to vote occurs at the City Council meetings and that he considers the feedback of the Board for his vote. He advised the public that the meeting provides them with an opportunity to voice their opinion on City issues. He asked that the public attending the meeting conduct themselves with the same appropriate behavior that is expected in the Council Chambers. Council Member Martz also encouraged the public to provide their contact information on the sign-in sheet as the information is used to provide information to the homeowner and neighborhood associations, especially through e-mail contact. He also told the public how to contact him through phone or e-mail.

**Approval of Minutes**

**Council Member Martz** asked for corrections to the minutes. Board Members pointed out that the issue of Kellogg and Ridge Road should be credited to Police Sgt. Jerry Quick; the issue of the area around Zoo Boulevard should state "discarded" railroad tracks; and, the suggestion

regarding Crime Stoppers was not remembered by those members present. The minutes were then accepted with the corrections by a vote of 9-0. (Bulman/Sorenson)

### **Approval of Agenda**

Council Member Martz asked for approval of the agenda to which Bulman said he would provide an update to the District 6 Bridge Task Force.

### **Public Agenda**

#### **Scheduled items**

##### **1. Swanson Park**

Walt Bratton, Parks and Recreation Superintendent for the area north of Kellogg, coordinated a team of agency representatives to address questions/concerns regarding refurbishing work currently being completed in Swanson Park, just north of Central and Maize. Bratton introduced Jim Mason and Bob Gress with the City's Great Plains Nature Center. Mason told about the history of how the City acquired a portion of the current Swanson Park from the Swanson family in 1975. Eventually, the remainder was donated as the Wichita Wildlife Habitat Refuge and education signs were posted through hiking paths. In September 2001, an effort was initiated for managing the area to repair a natural gas line leak. The plan was to leave the east side as a natural setting. Eagle Scouts were involved with the effort to remove trees along the bank that were part of the renovation for the repair. This seemed to spark the controversy.

Mason continued by saying that the flooding issues are not part of the Park and Recreation oversight; instead, Public Works Storm Water is intricately involved in this concern and primarily the prevention of damage to housing. A question was asked about the new Northwest Water Treatment Facility adding to the risk of flooding but it was explained that the facility may increase the volume of water in the watershed but mechanisms are built into the system to stop the release of water if the volume reaches a level of risk for flooding.

A question was asked about whether native grass was planted in park? **Mason** said it was seeded back to the original grasses but because it is so naturally shaded, some of the grasses did not grow well in some areas. Mason said the visual edge was grassed for privacy as a wildlife habitat. **Gress** added that the area is diverse in order to serve a variety of habitat. He stated that the Scouts removed two large trees as designated and the removal was supervised. **Ediger** asked if the red cedars were growing in the grassland along the west side toward the middle? Mason said yes. **Gress** said the east side was natural grassland. He pointed out that the trail has to be mown but the other areas are not. **Ediger** then asked if trees cover the pipeline from Maize Road east to Tyler Road? **Gress** said he didn't know.

A **resident** whose backyard is located next to the park said the area residents were most bothered that they didn't know what was planned nor why. He said they were surprised and upset that seventy-year old trees were being removed. **Council Member Martz** then stated that he could understand the residents being concerned because they were not aware of the plan for refurbishing the park. He suggested that notification for the residents about future projects could be handled through a public meeting. **Bratton** then stated that staff delivered notifications door-

to-door when the Scouts were to be involved in the activities. **Council Member Martz** said that was good but he'd like the area residents to be given a question-and- answer forum.

An additional note made by a **citizen** was that an eighteen-wheeler had been observed in the parking lot overnight at Swanson Park. **Council Member Martz** responded that the Park should be locked at night and that this should be reported to the Police if citizens noted this again.

**Council Member Martz** said this seemed like a good time to address some common concerns he is frequently asked about the Northwest Water Treatment Facility in regard to environmental impact. A **citizen** asked was whether sewage pumped into creek? **Council Member Martz** explained that the water released will be "swimming pool quality" and will actually improve the water quality. A citizen asked how much water would be released? Council Member Martz said the maximum peak—which is not expected to occur until 12-15 years from now—will be two (2) million gallons in 24 hours. Those two (2) gallons will cause the level of water to rise by one (1) inch. He also reminded the public about the shut-off valve if the water reaches a critical level at risk of causing flooding.

**Action: Council Member Martz asked that public notification for future Park and Recreation projects such as these include a meeting forum to address questions.**

## **2. Community Police Report**

Community Police Officers for District V were not in attendance to report on area concerns.

## **3. Maple Dunes Homeowner Association Board**

**Jeff Oligmueller** spoke for his homeowners association (HOA) to ask for the addition of a designated crosswalk for area residents to better access Meadows Park across the newly expanded Maple Street. He noted that the church located on Maple had a number of students who would utilize a crosswalk as a safe way to cross the street. **William Moore, Rainbow Lake resident**, said that approximately 400 residents of Breezy Point and 147 residents of Rainbow Lake would also utilize the crosswalk.

**Council Member Martz** asked Mike Lindebak, Public Works Engineering, about any restrictions on placement of crosswalks. **Lindebak** said locating crosswalks in between corner crossings required a certain number of users but he would need to check on the exact number. **Council Member Martz** said that he recognized the need but it was important that the guidelines be followed for consistency. **Mark Newsom, Maple Dunes HOA**, asked if consideration could also be given to cutting out the curb and median to provide a ramp for handicap accessibility. **Hoggatt** noted that safety would need to be considered first. **Reverend Scott Hertle, Ascension Lutheran Church**, said the church had 75 students involved in before and after school care who would use the crossing. **Council Member Martz** said that many factors needed to be considered but it was good to address the possibilities now, prior to construction. **Lindebak** noted that the construction was planned for completion sometime before the end of summer.

**Action: Staff will research guidelines for placement of a crosswalk.**

**Jack Henry, Maple Hills Homeowner Association**, asked what the standard light pole is made of—wooden or fiberglass? **Lindebak** answered that the wooden poles are used unless the resident or association wants to pay extra for the fiberglass. **Henry** said he'd prefer the fiberglass and asked how he could make those arrangements. City staff offered to contact the Community Relations Director for Westar (formerly KGE) for the information and contact Mr. Henry afterwards.

A **citizen** asked if the road on Maple was being raised? **Lindebak** said it was actually being lowered to help with flooding issues.

**Brad Sweet, Rainbow Lakes Homeowner Association**, stated that a utility pole has been located about eight (8) feet in front of HOA name monument. **Council Member Martz** said he had been working with Shane Price, Westar on the issue and had understood it would be moved. Another resident said that some of the sprinkler heads had been broken in the process of installing the light poles and other utility work.

**Amy Wertz, Windwood Addition** located just west of Stonegate HOA off Maize Road, said that she had been told the Maize and Westport intersection would be reconstructed. She asked what is being planned? **Council Member Martz** provided the history/background to date of the issues identified for Westport through the resident/DAB Member/staff committee. He said that the committee had determined that traffic speed was the main concern and recommended temporary traffic circles be installed at the intersections of the cul-de-sacs on Westport between Valleyview and Maize Road. The traffic circles are temporary said Council Member Martz because they will be an experiment to assess if they are effective in slowing traffic; if so, the measure could be used in other neighborhoods. He said that no change is currently being made to Maize road; that the issue is Westport and Maize. Staff noted that the Committee did consider the need for left turn lanes onto Maize Road due to the increased use of Maize and Paul Gunzelman, Traffic Engineer, had reported to the committee that he would be recommending left-turn lanes be added to the Capital Improvement Program for some point in the next ten (10) years. **Wertz** asked about the accident count at that intersection and **Council Member Martz** said that the Police reports are determined by a minimum amount of damage that must occur before the accident is included in a count. He asked staff to contact Wertz regarding the history.

**George Walta, 11601 Carr Street**, asked for the date of initiating work to pave Carr Street. The current plan is to begin this spring and be completed in summer. **Council Member Martz** said that Walta attended the first DAB meeting with the request to pave the remainder of Carr and that his persistence was paying off.

#### **4. Parks & Recreation Department Presentation**

**Walt Bratton, Northside Supervisor for the Parks & Recreation Department**, presented information regarding the department programs and projects of Adopt A Park Program Agreement and Adopt A Median Program Agreement. He noted that these programs encouraged community involvement while it helps Parks and Recreation to keep these areas maintained. A **Board Member** asked how many medians and parks are available for adoption? **Bratton** said

he thought three of the four medians had commitments from associations but he wasn't sure about the parks. **Hoggatt** asked what happen to the grass planted in the Maple right of way; it had all

died. **Lindebak** said that the contractor had agreed to re-seed. He said the irrigation systems had not been installed yet. Lindebak also said that the contractor plans had met with homeowners on the issue.

**Bratton** asked if Board members had any other questions. **Bulman** said that he was concerned when he read the contracts due to the various commitments that citizens would have to make to adopt a park or median. He said he understood that the agreement must be a legal document but the legal terms, etc. would be intimidating for most people. He asked if the Parks and Recreation Department had a map of the parks and medians to be adopted? **Leah Hoffman, Southside Supervisor for the Parks and Recreation**, said she would provide that to the Board. **Hoggatt** said her homeowner association, Maple Valley, might be interested in adopting Meadows Park.

**Action: Share information with neighborhood associations.**

## **Public Works**

- **Petition for Improvement Districts**

**Mike Lindebak, Public Works**, presented proposals for three (3) improvement districts:

- **Zoo Business Park** petition for proposed water distribution system to serve Hoover north of 21<sup>st</sup> Street

After the explanation of this petition, a **resident** of the area asked when the construction would happen to which **Lindebak** said late 2002. The **resident** asked for clarification on the costs for residential waterline that would be tied into the pipeline and for installing a water meter.

**Lindebak** said the cost of tying into the pipeline is \$6,400 and the \$990 is an equity fee for water treatment, wells, etc. The **resident** asked if he could install his own meter to which **Lindebak** said he would first need to obtain a permit from the Office of Central Inspection.

**Action: Recommended approval by a 9 to 0 vote (Cash/Bulman)**

**Bulman** then asked whether the cost is figured on square feet and a discussion took place regarding who is allowed to petition (resident); who "carries" the petition (petitioner and willing residents who support the request); and, the extent of signatures required (either 51% of the number of property owners, or 51% of the property area owned by the signers are represented in the petition signatures). In this case, only three (3) of the thirteen (13) property owners signed the petition but they represent 75% of the property owned in the designated area.

- **Mid-Continent Business Park** petition for a water line to serve Mid-Continent Industrial Parks I & II

**Lindebak** said that a long-time concern had existed for the City regarding how to provide water and sewer services to this area. Having reached some resolution, the City was pleased that this proposal had come forward. A **resident** of the area said that the majority of this project is the existing eight (8) inch main line. He said that previous discussions had taken place about

waiving the line and meter charges for existing property owners—is that still a possibility? **Lindebak** said that was still to be determined.

**Action: Recommended approval by a 9 to 0 vote (Bulman/Cash)**

**8. University Street, west of Arapaho and east of Maple Lane** for a paving petition.

**Lindebak** said the paving would cost \$40,000, or \$17 per square foot. He said the petition had been signed by only two (2) property owners who represented 56% of the property area.

**Richard Knuth** stated that he would like to petition against it and would like information on how to do this. **Lindebak** directed Knuth to the Planning Department for direction on preparing and presenting a petition. He said it would need to be submitted prior to the project being approved by City Council. **Council Member Martz** explained that the paving petition goes to Council for approval and the Metropolitan Area Planning Commission reviews the platting.

**Several residents** of the designated area spoke saying that only seven (7) residents lived in the area and five (5) were opposed. Four (4) of the five (5) property owners were in attendance with the fifth property owner on vacation. They discussed how the street would not be utilized by any of the opposing residents, only the petitioners. **Council Member Martz** asked the residents if they had any alternatives to the paving? Cul-de-sacs were discussed as a possibility.

**Council Member Martz** asked the property owners (including the owner unable to attend this evening) to get together before the next DAB meeting and consider alternatives that might be a compromise for all property owners in the defined area. One alternative he suggested might be for the opposing property owners to approach the petitioning property owners about paying more than their typical portion. He asked them to return to the next meeting in March with some options to be considered.

**Action: Return to next month's agenda for consideration of various alternatives.**

**Garcia** commented that it didn't seem fair that five (5) opposing property owners should have to pay but **Lindebak** said that this area was platted as showing eventual pavement when the homes were purchased and this information should have been available at that time. **Hoggatt** said that actually it was fair as each property owner is expected to pay for two (2) streets as a plan for citizens to share the cost of all streets used.

## **Board Agenda**

### **9. Updates, Issues, and Reports**

The opportunity was provided for District Advisory Board Members to report any activities, events, or concerns in the neighborhoods and/or District.

### **Council Member Martz**

- The **Council Member** explained that the Water and Sewer Department is applying for a grant that involves community groups to assist with different facets of the Northwest Water Treatment Facility. The Department is requesting letters of support from

community groups, particularly those interested in assisting. An example of a letter was previously sent in the Board's agenda packets.

- **Council Member Martz** discussed redistribution of the council district boundaries. He said that approximately 8,800 residents would be redistributed from District V to other districts. He asked for Board Members to think about whether they would be interested in serving on the committee to address and help shape the districts.

#### **DAB Members**

- **Bulman** reported on the District VI Bridge Task Force saying that he had attended a workshop session in the City's Idea Center where the members through the Center's program gave input on three options. Bulman said he was disappointed that he wasn't able to provide input with the others on the program computers. He shared copies of the input from the meeting. He also talked about the remaining meetings and the plan for the work to be completed by the end of February.
  - **Dennis** expressed concern for the rezoning to commercial in the County at 151<sup>st</sup> Street and Central. He said it would have impact on the City at some point in the future with continued annexation.
10. **Dennis** also expressed concern for the information typically provided to District V residents by the DAB in regard to questions about flooding issues when reviewing zoning cases. He said that the DAB had always stated that zoning was the issue being considered at the time and that flooding would be considered later during the platting process. He has met with Planning for clarification but it doesn't seem to clear. He would like to have that resolved.
  11. **Ediger** asked about the sign near Spinnaker Cove that stated 66 lots for sale. **Staff** responded that they had checked on that sign and were told that the land is being offered for sale as one piece of property but being promoted as having capacity for 66 lots.
  12. **Bulman** talked about some previous concerns regarding the holding site for recyclable materials at 29<sup>th</sup> & West Street, referring to the copy of the KDHE permit information included in the agenda packets. He said that his major concern was that material could be stored there for 300 days, providing a long period of time for any contaminant to seep into the sandy soil that is adjacent to the floodway. Bulman said that his concern continues due to the recent permitting by Kansas Department of Health and Environment for a construction and demolition landfill a mile south of the holding site. However, the permit has already been authorized and not much could be done now to intervene. (He noted that the drawing showed the landfill on the northwest corner instead of the correct location of the northeast corner.)
  13. **Groves** asked if any action had taken place for the Westport & Maize area. Council Member Martz said that the materials had been obtained but a safety issue from a parent for children waiting at the designated corners had been voiced and it needed to be considered.

**Recommended Action: Address as appropriate.**

#### **14. Next Meeting**

The next regularly scheduled meeting for District Advisory Board V will be March 4, 2002 at Auburn Hills Clubhouse at 7:00 p.m.

**No Action Required.**

With no other business, the meeting was adjourned at 10:10.

Respectfully Submitted,

Dana Brown, Neighborhood Assistant  
District V